

**SOUTH EAST LAKEVIEW NEIGHBORS (SELVN)**

**General Meeting**

**8 June 2015**

**Second Unitarian Church,  
656 West Barry St., Chicago IL**

[http://selvn.org/South East Lake View Neighbors/Meeting Agenda and Minutes.html](http://selvn.org/South_East_Lake_View_Neighbors/Meeting_Agenda_and_Minutes.html)

**MINUTES**

**1) WELCOME AND INTRODUCTION, President Jan Sumrall**

- a) The May SELVN General Meeting was called to order by President Sumrall at 7:07 pm with approximately 25 current members (including 11 members of the Board), 4 non-members including 2 representatives of the Alderman's office
- b) Board members were introduced. 24 people attended

**2) 506-514 West Diversey Parkway Revised Plans - Broder Diversey LLC - Vote on Revised Plans**

- a) Broder Diversey LLC was represented by 3 attendees
  - i) Zoning Attorney: Katie Jahnke of DLA Piper
  - ii) Architect: David Haymes of Pappageorge Haymes
  - iii) Developer: Mark Kozlowski of Broder Diversey LLC "BD LLC"
- b) DLA Piper provided an overview of the project
  - (1) Mixed use project with 53 dwelling units plus retail on the first floor
  - (2) Broder Diversey has filed for a Planned Development with the Chicago Department of Planning & Development
  - (3) They do not yet have a date for when they'll go in front of Plan Commission
- c) Property is intended to be rental (not condos)
- d) York Chan noted that at the 44<sup>th</sup> Ward CDC Meeting it was noted that some of the building extends over the public way over Diversey.
- e) Ed Weyerman President of Brewster stated that
  - i) Zoning allows for 70' in height but – BD LLC is asking for 130' of height
  - ii) The Brewster is very opposed to the development as proposed. Brewster thinks it's too large. Development rights for Yak-zies are capped @ 5 stories. It appears BD LLC is "uncapping" restrictive covenants.
    - (1) BD responded that development rights cap the Yak-zies *building* only; however the unutilized development rights can be transferred to an adjacent development.
    - (2) Nothing in the restrictive covenants prohibits transfer of unutilized development rights.
    - (3) Yak-zies has a Floor Area Ratio "FAR" of 5.0. The property is being developed to its current FAR capacity. The developer is utilizing the remainder of the FAR that is currently permitted by the Yak-zie's site.

- (4) Overall PD cannot exceed 5.0 FAR. Since BD LLC has utilized the full extent of all FAR for the combined sites, there is no available FAR beyond the existing size (SF) of Yak-zies that can be built,
- (5) The Planned Development “PD” documents show a 3-story Yak-zies. Any changes in the future requires an amendment process to modify the Planned Development.
- (6) There is a height threshold that triggers the Planned Development (“PD”) process. The Department of Planning & Development “DPD” wants community input to developments over a certain threshold.
- iii) The Brewster also has issues with how the vacant property is being currently managed: Fences are down, homeless are on the site, and debris has not been cleaned up. The Brewster has called the police or City 5 times in past 2 to 3 weeks
  - (1) BD LLC response: BD LLC will build a more secure, wooden fence with an art installation. No trespassing signs will be posted. Anyone seeing homeless should call Chicago Police Department.
- f) Bob Clarke asked if the community and alderman objected, whether this development would be approved. The answer is no. Aldermanic privilege in Chicago, allows the Alderman to block approval of many approvals.
- g) DLA Piper noted that FAR of 5.0 cannot be exceeded outside of the CBD.
- h) It was clarified that the BD LLC Development is 130’ to the top of the mechanical room. While the Brewster is 106’ to the top of the parapet wall, the Brewster skylight has a height of 130’. Based on setbacks of the Brewster skylight and the BD LLC mechanical room, the BD LLC Development will only cast shadows on the Brewster skylight for a few moments prior to sunset during the summer.
- i) Was Yak-zies’ restrictive covenant included in the PD documents? No.
- j) Mary Davis moved that the project be approved as presented; Richard Eastline seconded the motion. The motion failed with the following vote:
  - 7 in favor
  - 11 against
  - 5 abstentions

**3) 44th Ward Update - Infrastructure Project on Pine Grove Avenue - Wrightwood to Wellington - Sougata Deb, Director of Infrastructure and Special Projects - Office of Alderman Tunney**

- a) Sougata handles all utilities, sidewalks, utility leaks, and other infrastructure issues. Sougata can be contacted at [Sougata.deb@cityofchicago.org](mailto:Sougata.deb@cityofchicago.org)
- b) ComEd’s Smart Grid System is beginning to install wood poles containing a Smart Grid device in the SELVN area.
  - i) The Smart Grid system isolates problem areas and reroutes power to another transformer when there is an outage.
  - ii) Schedule: 1 to 2 weeks per alley. There will be a couple of alley closures
  - iii) There are four alleys remaining to be completed:

- (1) 425 Surf Alley (1<sup>st</sup> west of the Reside building) will be installed in concrete pavement, rather than asphalt.
  - c) Cross walk restriping planned for 2015: Buckingham/Broadway; Burling/Diversey; Belmont on-ramp to the lakefront
  - d) Surf/Sheridan:
    - i) There will be a hospital traffic light with a turn signal. Underground conduit has been installed. The traffic signal can be installed and active by August, but won't go live until September. Ramps will be redone to full ADA
  - e) 429 Block of Surf to Pine Grove – nothing will be happening to parkways
  - f) 3030 Broadway
    - i) Signal upgrade is the final piece of the project. Looks like the alley light.
    - ii) Liz Cohen asked if 3030 can implement some stronger safety measures along Broadway to assure pedestrians can't just walk onto the site (e.g., signs noting: Hard Hat Required; No Trespassing; Keep gate closed).
  - g) Menu Money:
    - i) Finishing light fixtures along Surf and Oakdale from Broadway to Clark
    - ii) People's Gas: The Main feeder in Wrightwood is near the end of its useful life. People's Gas wants a secondary back-up for the failing main: Sheridan, though preferred by People's Gas was rejected by the Alderman's office. They will be placing the secondary main in Pine Grove (which was resurfaced last year).
      - (1) The project will start sometime after July 4<sup>th</sup> with an 8 week duration.
      - (2) ComEd work in the alley will follow the gas line work.
      - (3) This will not impact gas service, as this is a secondary main.
      - (4) Impacts: Parking will be restricted to maintain a lane of traffic and it will be noisy. People's Gas has agreed to install some new trees.
  - h) Watermain and Sewermain replacements. Currently ongoing:
    - i) Wolfram from Halsted to Racine &
    - ii) Diversey from Sheffield to Racine.
    - iii) Upcoming water/sewermain work:
      - (1) Southport Belmont to Addison
      - (2) Newport Clark to Southport
      - (3) Addison from Sheffield to Ashland
      - (4) Patterson
- 4) 44th Ward Update - Erin Duffy, Director of Community Outreach - Office of Alderman Tom Tunney**
- a) Pride Parade June 28<sup>th</sup> Noon start. Same route as before. This is a key year to evaluate whether the parade stays in our community or not. Alderman Tunney assembled an advisory committee with residents, local chambers & police with ways to improve over last year.

- i) Parade Organizers are hiring 90 off-duty police to supplement the Chicago Police Department. They will have the same power as a police officer.
  - ii) Checkpoints for open container checks
  - iii) Strict enforcement of bar occupancies/capacity.
  - iv) Parade Entries have been limited; as a result the overall parade should be 30 to 45 minutes shorter.
  - v) Many of the 4AM bars have volunteered to close at 2AM
  - vi) The clean-up resources have been doubled
  - vii) 3030 space will have 24 hour security
  - b) 1500 block of Belmont (at Greenview) will install a flashing speed sign.
  - c) Working with CLVN to bring movies in the park to Hawthorne school.
  - d) Roots Pizza goes to ZBA for parking reduction this week.
  - e) Stan's Donuts will be opening this summer.
  - f) NY Deli has re-opened and is serving Glazed & Infused Donuts
  - g) Four Sided purchased a retail condo just south of their existing store on Clark
  - h) Nando's Peri Peri opening in Michael Diversey's old space
  - i) Teavana's, a high-end tea store (Starbuck's subsidiary) appears to have stopped working on their new store in the old Hanig's space.
  - j) No update on the Vacated stores along the east side of Clark
  - k) 7-Eleven has closed and a lease is pending for a food site – rumored as expansion for The Bagel.
  - l) Bombay Bliss Indian restaurant was sold to the North Pond Café Chef.
- 5) Old Business - Traffic Study Committee - Status Update - Katie Merrell**
- a) Committee is educating themselves.
    - i) City appears to have a low bar for traffic studies
  - b) The Committee needs to focus on what the Alderman's office is willing to obligate developers to do.
  - c) Committee will report to SELVN after meeting with Alderman Tunney
- 6) By-Laws Update - Jan Sumrall**
- a) Amended bylaws to modify the quorum language as follows:
    - i) 15% of first 100 members
    - ii) 10% of next 100 members
    - iii) 5% of those over 200 members
  - b) There are 131 current members
- 7) NEW BUSINESS - None**
- 8) ANNOUNCEMENTS –**
- a) Refer to back of Agenda
  - b) Jan Sumrall's telephone number is on the back of the agenda. Please let Jan know if you want BYC added to the agenda or if you have any issues for the WalMart Advisory Committee.

9) **FUTURE MEETINGS**

**The next SELVN General Meeting is scheduled for 7:00 PM on Monday, July 13<sup>th</sup>.**

**SELVN Meeting Schedule:** Second Monday of each month

**Upcoming 2015 Meetings:** August 10, September 14, October 12, November 9 and December 14.

10) **MEETING ADJOURNED AT 8:20 PM.**

Respectfully submitted,

Anne Voshel

Secretary, SELVN